

Appendix A,
Project Description

The Project Description* is part of the RFP and Site Lease and Facilities Lease Agreement providing an overview of the project. Refer to Exhibit L for full scope of work and services

SPRUCE ELEMENTARY SCHOOL	501 Spruce Ave, South San Francisco, 94080
Design:	January 2026 through May 2027
SD Completion:	May 2026
DD Completion:	September 2026
CD Completion:	May 2027
DSA Submission:	Feb 2027
Anticipated Construction Start Date:	Sept 2027
Anticipated Completion of Project	May 2029
Base Design Budget	\$12,812,356
Unfunded Alternates:	\$958,255
Design Basis	\$13,770,611
Architect:	DSK Architects

**All information is preliminary*

The proposed Project includes the modernization and renovation of the existing Spruce ES campus, associated support spaces, and all related Preliminary Construction Services through Construction and Close Out.

1. Preliminary Construction Services

(Refer to Exhibit L of the Facilities Lease for full scope of work and services)

The Contractor/developer will provide Preliminary Construction Services, which include but are not limited to:

- Constructability reviews
- Cost estimating and cost reconciliation
- Development of the project schedule, phasing plan, interim housing plan, site logistics plan
- Value engineering
- On-site Evaluation of Existing Conditions/Site Investigations:
 - a. Potholing, eight (8) Locations
 - b. Electrical & Low Voltage System Investigations at Building C
 - c. Asphalt Core Sampling, three (3) locations
 - d. Water Pressure Testing at Building C
 - e. Natural Gas Pressure Testing at Building C
 - f. Exploratory Demolition and Investigation at Building C
- Early procurement of long-lead items
- Identify and understand Sole source requirements for the District
- Provide consultation and technical support for PG&E utility coordination during preconstruction
- Subcontractor bidding
- GMP delivery and contract execution

For the full scope of required Preliminary Construction Services refer to the Appendix A, Project Description

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Preliminary Services Agreement (Exhibit L of the Facilities Lease).

2. Construction Administration and Close Out Services

The scope of work described herein for Construction Administration and Close-Out Services is not all-inclusive and may be supplemented or modified as required to meet project objectives.

Construction Services include all work associated with the campus modernization, including improvements to existing facilities (Building C), site and utilities work. Scope includes, but is not limited to:

- Modernization of existing two story classroom building (Building C)
 - ADA upgrades
 - Electrical and Fire Alarm upgrades
 - Structural Upgrades
 - Building Envelope improvements, including doors, roofing, cladding
 - New restrooms
 - New Paint
 - New Roller shades
 - New flooring
 - LED Lighting
- Demolish existing two classroom building (Building D)
- New Construction of two classroom and restroom to replace building D
- Site work
 - New fire access lane
 - New play structure
 - ADA improvements
 - Fencing and gates
 - New switchback ramp
 - Re-grading asphalt
 - Utility Improvements
- Abatement of hazardous material related to the modernization scope
- Site preparation and utility work associated with the installation of interim housing

Please refer to Project References List, for available documents related to the above Project, inclusive of project manuals, drawings and various other documents and reports, etc.

Contractor/Developer shall not begin work on the construction administration and close out phase of the project until all parties have amended the Facilities Agreement to include a Guaranteed Maximum Price for the project cost, and the District has issued a Notice to Proceed for Construction to the Contractor/developer.